Mango Municipal Corporation

Version Number: **1.0.70**Version Date: **16/10/2020**Report Generated On: **17-04-2024**

Detail Scrutiny Report

[-] Collapse All

	General Details	
Region	JHARKHAND URBAN LOCAL BODIES	P
District	EAST SINGHBHUM	P
Authority	MANGO MUNICIPAL CORPORATION	P
Inward_No	MNAC/BP/0072/W10/2022/ALT2	P
Application Type	General Proposal	N
Project Type	Building Permission	S
Nature of	Addition or Alteration	E
Development		V
Location of	New Area	
Development Area		
City Area/TPScheme	NA	
No		
Village	Baliguma	
Taluka	16	
Layout Sanction Date	19/10/2022	
	Architect Details	
Architect Name	MUKESH KUMAR	
License No.	MNAC/ENG/0002/2017	
Architect Address	Bistupur Jamshedpur	
Architect EmailID	srishtidesigner@rediffmail.com	
Architect Mobile No	9934333171	
	Ourserle Deteile	

Plot Details					
Plot Use	Assembly				
Plot SubUse	Marriage Hall				
PlotNearbyReligiousStructure NA					
Plot/SubPlot No	773,774,775,776				
North	Plot No ASHIYANA SUN CITY				
South	Road Width - N. H 33				
East	Plot No OTHER'S PLOT				
West	Plot No OTHER'S PLOT				

Owner's Details

	Offici o Botano
Name	1 . MR. SUBHASH JAISUKA , 2 . MR. VIKASH JAISUKA , 3 . MR. RAJESH KUMAR
	AGARWAL, 4. BABA SHYAM STEEL, 5. NAND KISORE AGRWAL, 6. LILLY
	AGARWAL
Address	h. no. 22A , NAYA BAZAR ROAD , JUGSALI , JAWSHEDPUR
Email ID	shreeshyamtraders5391@gmail.com
Mobile No	9334099737

[-] Plot Details (Table 2)

[-] Area From Document (Table 2a)

No	Form	Area
1	Deed(Sale Deed, Gift Deed and Lease Deed) or Agreement	9382.08
2	Plot area as per Document by Applicant	9382.08
3	Physical area measured at site	9382.08
4	Area as per Site Visit (Site Visit Report)	9382.08
5	Area as per Drawing	9382.08

Area of Plot Considered: 9382.08

Plot area provided in drawing shall not be more than Plot area as per Document.

[-] Table 2b			
Proposal Detail :			
Unit		Meters	
Development Detail :			
Plot		PLOT	
Plot Occupancy		Assembly	
Plot SubUse		Marriage Hall	
Building Structure		Non-Highrise	
Building Type		Single Detached House	
Gross Plot Area		93	382.08
Net Plot Area (Gross Plot Area - Deduction from Gross Plot area)		93	382.08
Balance Plot Area (Net Plot Area - Recreational/Amenity space)		63	377.86
Deductions for Balance Plot Area (from Gross Plot Area)		3	3004.22
- Common Plot	3004.22		
Balance Plot Area	-	63	377.86

[-] Table 2c	
COVERAGE CHECK	
Permissible Coverage area (50.00 %)	4691.04
Proposed Coverage Area (23.25 %)	2181.15
Total Prop. Coverage Area (23.25 %)	2181.15
Balance coverage area (26.75 %)	2509.89
FAR CHECK	
Perm. FAR Area (2.250)	21109.68
Total Perm. FAR area	21109.68
Commercial FAR	402.31
Special FAR	7817.20
Proposed FAR Area	8253.76
Total Proposed FAR Area	8253.76
Consumed FAR (Factor)	0.88
Balance FAR Area	12855.92
BUA CHECK	
Total Proposed BuiltUp Area	9476.69

[-]	Site	Visit	Data	Re	port

Details	Values as per Site Visit	Values as per Drawing	
Lenght of Road	Exceeding 100 meter and upto 250 meter	-	
Existing Road Width	48.76	48.76	

Proposed Road Width as per Master Plan	48.76	-
Road Widening Width	0	-
Plot size (as per measurement)	9382.08	9382.08

[-] Extra Land Area Checks

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Name	Ar	ea	Status
	Reqd	Prop	
Extra Land	-	0.00	ОК

[-] Plot Level Checking (Table 3)

[-] Common Plot Checks (Table 3b)

Name	Tot	Status	
	Reqd		
Common Plot	938.21	3004.22	OK

[-] Common Plot Checks (Table 3b)

Name	Minim	um Area	rea Coverage Area		Width Angle		gle	Access	Status	
	Reqd	Prop	Perm	Prop	Reqd	Prop	Reqd	Prop		
Tree Cover (Plantation)	-	3004.22	0.00	0.00	-	46.87	-	65.94	No Access Provided	ОК

[-] Tree Details (Table 3g)

Name	Nos Of	Status	
	Reqd	Prop	
Tree	8	11	OK

[-] Building Details (Table 4)

[-] Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure		
A (BLOCK)	Assembly	Marriage Hall	Non-Highrise		
B (BLOCK)	Assembly	Marriage Hall	Non-Highrise		
C (BLOCK)	Commercial	Shop	Non-Highrise		

[-] Height Details (4a)

[-] Total Height (Table 4a-1)

[-] Total neight (Tab	ie +a-1)		
Building	Height (From GL)	Height (From Street LVL)	Status
A (BLOCK)	8.55	8.55	OK
B (BLOCK)	14.73	14.73	OK
C (BLOCK)	8.56	8.56	OK

[-] Floor Height Check (Table 4a-2)

Building Name	Floor Name		Height		Cle	ar Heig	ht	Bean	n Clear He	eight	Status
		Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
A (BLOCK)	Second Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	First Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	Ground Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
B (BLOCK)	Fourth Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
	Third Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
	Second Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
	First Floor	2.75	-	2.85	2.75	-	2.76	2.40	-	2.55	OK
	Ground Floor	2.75	-	3.31	2.75	-	3.22	2.40	-	3.01	OK
C (BLOCK)	Second Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	First Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK
	Ground Floor	2.75	-	2.85	2.75	-	2.75	2.40	-	2.55	OK

[-] Parapet Height Check (Table 4a-2.1)

[-] Parapet neight C	HECK (Table 4a-2.1	<u> </u>									
Building Name	Floor Name	Height			Clear Height			Beam Clear Height			Status
		Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
A (BLOCK)	Terrace Floor	-	-	1.06	-	-	1.06	-	-	1.06	OK
B (BLOCK)	Terrace Floor	-	-	1.07	-	-	1.07	-	-	1.07	OK
C (BLOCK)	Terrace Floor	-	-	1.07	-	-	1.07	-	-	1.07	OK

[-] Floor Number Check (Table 4a-4)

Building Name	No. of	Floors	No. of Ter	nements	Status
_	Perm	Prop	Perm	Prop	
A (BLOCK)	-	3	-	1	OK
B (BLOCK)	-	5	-	1	OK
C (BLOCK)	-	3	-	0	OK

[-] Coverage Check (Table 4b)

Permissible	Proposed	Status
4691.04	2181.15	OK
		<u> </u>

50% 23.25%

[-] Individual Coverage Check

Coverage Area	Perm.	Prop.
A-1 (BLOCK)	-	578.48
B-1 (BLOCK)	-	1466.59
C-1 (BLOCK)	-	136.08
Total Prop. Coverage Area	-	2181.15
Total Coverage Area	4691.04	2181.15

[-] FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Dedu	ıction	s (Area in	. ,	Existing FAR Area (Sq.mt.)	(Sq.mt.)		Add Area In FAR (Sq.mt.)	Area	Total Consumed Additional FAR Area	1
					Lift	Void	Accessory Use	Parking		Commercial	Assembly	Stair		(Sq.mt.)	
A (BLOCK)	1	1735.43	1156.96	578.47	6.68	11.93		0.00	1133.42	0.00	562.15	0.00	1695.58	1695.58	01
B (BLOCK)	1	7333.01	0.00	7333.01	63.44	29.45	56.08	1028.16	0.00	0.00	6121.62	24.88	6155.88	6155.88	01
C (BLOCK)	1	408.25	0.00	408.25	0.00	0.00	5.94	0.00	0.00	402.31	0.00	0.00	402.31	402.31	. 00
Grand Total :	3	9476.69	1156.96	8319.73	70.12	41.38	83.26	1028.16	1133.42	402.31	6683.78	24.88	8253.77	8253.77	02

[-] Buildingwise Floor FAR Details

Floor				Buildin	g Name					Total		
Name		A (BLC	OCK)		B (BL	оск)	C (BL	оск)				
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	FAR Area		Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Ground Floor	0.00	578.48	0.00	571.27	1466.59	382.35	136.09	130.15	1602.68	578.48	512.50	571.27
First Floor	0.00	578.48	0.00	562.16	1466.68	1448.19	136.08	136.08	1602.76	578.48	1584.27	562.16
Second Floor	578.47	0.00	562.15	0.00	1466.58	1441.78	136.08	136.08	2181.13	0.00	2140.01	0.00
Third Floor	0.00	0.00	0.00	0.00	1466.58	1441.78	0.00	0.00	1466.58	0.00	1441.78	0.00
Fourth Floor	0.00	0.00	0.00	0.00	1466.58	1441.78	0.00	0.00	1466.58	0.00	1441.78	0.00
errace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total:	578.47	1156.96	562.16	1133.42	7333.01	6155.88	408.25	402.31	8319.73	1156.96	7120.35	1133.42

[-] UnitBUA Table for Building :A (BLOCK)

	FLOOR	Name	UnitBUA	Entity Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
			Type					
SI	ECOND FLOOR PLAN	HOTEL	OTHER	Proposed	570.34	569.21	28	1
	Total:	-	_	_	1708 61	1705 38	76	1

Total: - | - | [-] UnitBUA Table for Building :B (BLOCK)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR	KITCHEN	OTHER	350.46	348.55	11	1
PLAN						
Total:	-	-	6123.76	6115.48	144	1

[-] Building :A (BLOCK)

Floor Name	Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Ded		s (Area in mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
				Lift	Void	Accessory		Assembly			
						Use					
Ground Floor	578.48	578.48	0.00	0.00	2.35	4.86	571.27	0.00	571.27	571.27	7 00
First Floor	578.48	578.48	0.00	3.34	4.79	8.19	562.16	0.00	562.16	562.16	00
Second Floor	578.47	0.00	578.47	3.34	4.79	8.19	0.00	562.15	562.15	562.15	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	1735.43	1156.96	578.47	6.68	11.93	21.24	1133.42	562.15	1695.58	1695.58	01
Total Number	1								,		
of Same											
Buildings :											
Total :	1735.43	1156.96	578.47	6.68	11.93	21.24	1133.42	562.15	1695.58	1695.58	01

[-] Building :B (BLOCK)

[-] Building :B (BLO	CK)									
Floor Name	Total Built Up Area (Sq.mt.)	Ded	uction	s (Area in	Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area	Total Consumed Additional FAR Area	Tnmt (No.)
		Lift	Void	Accessory Use	Parking	Assembly	Stair	(Sq.mt.)	(Sq.mt.)	
Ground Floor	1466.59	0.00	0.00	56.08	1028.16	348.10	24.88	382.35	382.35	01
First Floor	1466.68	15.86	2.63	0.00	0.00	1448.19	0.00	1448.19	1448.19	00
Second Floor	1466.58	15.86	8.94	0.00	0.00	1441.78	0.00	1441.78	1441.78	3 00
Third Floor	1466.58	15.86	8.94	1 0.00	0.00	1441.78	0.00	1441.78	1441.78	3 00
Fourth Floor	1466.58	15.86	8.94	1 0.00	0.00	1441.78	0.00	1441.78	1441.78	3 00
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total :	7333.01	63.44	29.45	56.08	1028.16	6121.62	24.88	6155.88	6155.88	01
Total Number of Same Buildings :	1							,		
Total :	7333.01	63.44	29.45	56.08	1028.16	6121.62	24.88	6155.88	6155.88	01

[-] Building :C (BLOCK)

Floor Name	Total Built Up Area	Deductions (Area in	Proposed FAR Area	Total FAR Area	Total Consumed Additional FAR
	(Sq.mt.)	Sq.mt.)	(Sq.mt.)	(Sq.mt.)	Area (Sq.mt.)
		Accessory Use	Commercial		
Ground Floor	136.09	5.94	130.15	130.15	130.15
First Floor	136.08	0.00	136.08	136.08	136.08
Second Floor	136.08	0.00	136.08	136.08	136.08
Terrace Floor	0.00	0.00	0.00	0.00	0.00

Total :	408.25	5.94	402.31	402.31	402.31
Total Number of Same	1			,	
Buildings :					
Total :	408.25	5.94	402.31	402.31	402.31

[-] Table 4c-2

FAR Area			Perm.	Prop.	Status
Building FAR Area	:	8253.76	21109.68	8253.76	ОК
Existing FAR Area	:	0.00			

[-] Margin Checks (Table 5)

[-] Plot Margin (Table 5a)

Building / Wing	Road Name	Front Side		Rear Side		Side1		Side2		Status
		Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	Reqd.	Prop.	
A-1 (BLOCK)	48.76 M WIDE N. H. 33 ROAD	12.00	12.07	6.00	52.20	6.00	6.01	6.00	51.73	OK
B-1 (BLOCK)	48.76 M WIDE N. H. 33 ROAD	12.00	12.10	6.00	75.06	6.00	31.59	6.00	6.09	OK
C-1 (BLOCK)	48.76 M WIDE N. H. 33 ROAD	9.00	65.14	6.00	42.81	6.00	60.27	6.00	6.00	OK

[-] Building To Building Margin Check (Table 5b)

From Wing	To Wing	Ma	rgin	Status
		Reqd	Prop	
A-1 (BLOCK)	C-1 (BLOCK)	9.00	51.23	OK
	B-1 (BLOCK)	9.00	9.42	OK
B-1 (BLOCK)	A-1 (BLOCK)	9.00	9.42	OK
	C-1 (BLOCK)	9.00	25.38	OK
C-1 (BLOCK)	A-1 (BLOCK)	9.00	51.23	OK
	B-1 (BLOCK)	9.00	25.38	OK

[-] Inner Building Details (Table 6)

[-] Lift Details (Table 6d)

[-] Liit Details (able ou	,						
Building Name	Height	Number	Of Lift(s)	Number Of St	rature Lift(s)	Capacity Of Lift	(s) Passanger	Status
	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
A (BLOCK)	8.55	-	1	-	0	-	6	OK
B (BLOCK)	14.73	2	2	-	0	12	12	OK

[-] Lift Check Table

[-] For Building :A (BLOCK)

[] I of Building IA (Block)							
Floor Name	Lift Name	Width		De	Depth		
		Reqd	Prop	Reqd	Prop		
SECOND FLOOR PLAN	Lift	1.70	1.75	1.90	1.91	OK	
TERRACE FLOOR PLAN	Lift Machine Room	1.70	1.75	1.90	1.91	OK	

[-] For Building :B (BLOCK)

Floor Name	Lift Name	Wi	dth	De	pth	Status
		Reqd	Prop	Reqd	Prop	
TERRACE FLOOR PLAN	Lift Machine Room	1.70	2.13	1.90	3.05	OK
	Lift Machine Room	1.70	2.16	1.90	4.34	OK
TYPICAL - 2, 3& 4 FLOOR PLAN	Lift	1.70	2.13	1.90	3.05	OK
	Lift	1.70	2.16	1.90	4.34	OK
FIRST FLOOR PLAN	Lift	1.70	2.13	1.90	3.05	OK
	Lift	1.70	2.16	1.90	4.34	OK
GROUND FLOOR PLAN	Lift	1.70	2.13	1.90	3.05	OK
	Lift	1.70	2.16	1.90	4.34	OK

[-] Parking Details (Table 7)

[-] Required Parking(Table 7a)

Building	Туре	SubUse	Area (Sq.mt.)	Ur	its	С	ar		TwoW	heele	r
Name				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
B (BLOCK)	Assembly	Theatre	> 0	10	-	1	1	-	-	-	-
			> 0	10	-	-	-	-	1	-	-
C (BLOCK)	Commercia	Shop	> 0	50	380.12	1	6	-	-	-	-
			> 0	50	380.12	-	-	-	1	16	-
	Total		-	-	-	-	7	36	-	16	77

[-] Parking Check (Table 7b)

Vehicle Type		Reqd.		Prop.	Status
	No.	Area	No.	Area	
Car	-	-	36	450.00	OK
Total Car	7	87.50	36	450.00	OK
TwoWheeler	-	-	77	154.00	OK
Total TwoWheeler	16	32.00	77	154.00	OK
Other Parking	-	-	-	424.19	OK
Total		119.50		1182.19	OK

Individual Parking Checks (Table 7c)

Dimensions and Area for all Vehicle(s) are as per the Rules

[-] Driveway	Parking	Checks	(Table	7d)

officeway Farking Checks	(Table 7u)				
Building/Plot Name	Floor Name	Driveway Name	Width	Status	

			Reqd	Perm	Prop		
B (BLOCK)	GROUND FLOOR PLAN	DRIVEWAY	3.00	-	7.14	OK	
		DRIVEWAY	4.50	-	4.57	OK	

[-] Exemption Details (Table 8)

Not Required to Check StairCase Number Rule.

[-] Staircase Checks (Table 8a-1)

[-] For Building :A (BLOCK)

L 1 1 Or Burnaring IA (BE	<u>, </u>												
Floor Name	StairCase Name	Flight	Width	Tread	Width	Riser	Height	Riser No.	On Flight	Ca	abin H	lt.	Status
		Reqd	Prop	Reqd	Prop	Perm	Prop	Perm	Prop	Reqd	Perm	Prop	
SECOND FLOOR PLAN	STAIRCASE	0.900	1.219	0.250	0.305	0.200	0.143	-	8	-	-	0.000	OK
TERRACE FLOOR PLAN	STAIRCASE	-	1.219	-	0.305	-	0.000	-	0	-	-	2.591	OK

[-] For Building :B (BLOCK)

Floor Name	StairCase Name	Flight Width			Tread Width		er aht	Riser No. On Flight		Cabin Ht.			Status
	Nume	_				Perm			Prop	Reqd	Perm	Prop	1
TERRACE FLOOR PLAN	STAIRCASE	-	2.019	-	0.267	-	0.000	-	0	-	-	2.593	OK
	STAIRCASE	-	1.831	-	0.267	-	0.000	-	0	-	-	2.593	OK
TYPICAL - 2, 3& 4 FLOOR	STAIRCASE	0.900	2.019	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
PLAN	STAIRCASE	0.900	1.831	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
FIRST FLOOR PLAN	STAIRCASE	0.900	1.831	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
	STAIRCASE	0.900	2.019	0.250	0.267	0.200	0.130	-	11	-	-	0.000	OK
GROUND FLOOR PLAN	STAIRCASE	0.900	1.831	0.250	0.267	0.200	0.132	-	13	-	-	0.000	OK
	STAIRCASE	0.900	2.019	0.250	0.267	0.200	0.132	-	13	-	-	0.000	ОК

[-] For Building :C (BLOCK)

Floor Name	StairCase Name	Flight	Width	Tread	Width	Riser	Height	Riser No.	On Flight	C	abin F	lt.	Status
		Reqd	Prop	Reqd	Prop	Perm	Prop	Perm	Prop	Reqd	Perm	Prop	
TERRACE FLOOR PLAN	STAIRCASE	-	1.067	-	0.267	-	0.000	-	0	-	-	2.590	OK
FIRST FLOOR PLAN	STAIRCASE	0.900	1.067	0.250	0.267	0.200	0.150	-	9	-	-	0.000	OK
SECOND FLOOR PLAN	STAIRCASE	0.900	1.067	0.250	0.267	0.200	0.150	-	9	-	-	0.000	OK
GROUND FLOOR PLAN	STAIRCASE	0.900	1.067	0.250	0.267	0.200	0.150	-	9	-	-	0.000	ОК

[-] Accessory Use Check (Table 8d)

Accessory Use Name		Area			Width			Depth			Height		Status
	Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	Reqd	Perm	Prop	
Toilet1.36X3.68	-	5.00	4.86	-	-	1.36	-	-	3.57	-	-	0.00	OK
Toilet	-	5.00	3.66	-	-	1.72	-	-	2.13	-	-	0.00	OK
Swimming Pool	-	-	194.92	-	-	13.90	-	-	14.02	-	-	0.00	ОК
SUMP TANK	-	-	21.29	-	-	3.31	-	-	6.43	-	-	0.00	OK
SUMP TANK	-	-	7.03	-	-	2.07	-	-	3.40	-	-	0.00	OK
SUMP TANK	-	-	7.03	-	-	2.07	-	-	3.40	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	5.52	-	-	2.65	-	-	2.65	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	5.53	-	-	2.65	-	-	2.66	-	-	0.00	OK
RAIN WATER HARVESTING	-	-	5.53	-	-	2.65	-	-	2.66	-	-	0.00	OK
ENT.GATE	-	-	2.58	-	-	0.20	-	-	12.86	-	-	0.00	OK
ENT.GATE	-	-	2.37	-	-	0.39	-	-	6.07	-	-	0.00	OK
GUARD ROOM	-	10.00	8.86	-	-	2.93	-	-	3.02	-	-	0.00	OK
Entrance Lobby	-	12.00	8.19	-	-	1.79	-	-	4.57	-	-	0.00	OK
Entrance Lobby	-	12.00	2.28	-	-	1.07	-	-	2.13	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	8.71	-	-	2.14	-	-	4.07	-	-	0.00	OK
SOLAR HEATING SYSTEM	-	-	42.57	-	-	5.27	-	-	8.09	-	-	0.00	OK
Generator Room	-	-	42.37	-	-	4.88	-	-	8.69	-	-	0.00	OK

[-] Accessory Use No. Checks

Building Name	Accessory Use Name		No					
	•	Reqd	Perm	Prop				
A (BLOCK)	Rain Water Harvesting	1	-	3	OK			
	Solar Water Heating System	1	-	2	OK			
	Entrance Gate	1	-	2	OK			
B (BLOCK)	Rain Water Harvesting	1	-	3	OK			
	Solar Water Heating System	1	-	2	OK			
	Entrance Gate	1	-	2	OK			
C (BLOCK)	Rain Water Harvesting	1	-	3	OK			

[-] Floor Details (Table 9)

[-] Building:A (BLOCK)

[-] Floor:FIRST FLOOR PLAN

No Room Found.

[-] Floor:SECOND FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:GROUND FLOOR PLAN

No Room Found.

[-] Building:B (BLOCK)

[-] Floor:TYPICAL - 2, 3& 4 FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Floor:FIRST FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:GROUND FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Building:C (BLOCK)

[-] Floor:FIRST FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:SECOND FLOOR PLAN

Not Required to Check Dimensions and Area of all the Rooms on this Floor Rule.

[-] Floor:GROUND FLOOR PLAN

All Dimensions and Area of all the Rooms on this Floor are as per the Rules.

[-] Summary (Table 10)

Name		Perm./Reqd.	Proposed	Status
Plot Area		1000.00	9382.08	OK
Plot Width		-	71.28	OK
Plot Depth		-	131.62	OK
Access Width		12.20	48.76	OK
Plot Frontage		-	85.60	OK
Coverage Area		4691.04	2181.15	OK
FAR Area		21109.68	8253.76	OK
Bldg. FAR Area :	8253.76			
Sanctioned FAR Area:	0.00			

r-1 Rules

Topic	Rule
Plot Level	
Plot Area	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Plot Width	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Plot Depth	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
Access Width	The minimum width of abutting road for Marriage Hall category shall be 12.20 mt. {As per Rule No. 35.1, Table 7}
Plot Frontage	The minimum size of plot for Marriage Hall category shall be 1000.0 sq.mt. {As per Rule No. 35.1, Table 7}
FAR Area	(1) For Educational, Institutional and Assembly building above 1000 sq.mt. Plot area, the Floor Area Ratio-FAR shall be 2.25 {As per Rule No. 39.3} (2) For MANGO NAC, Max. 3.0 permissible FAR may be permitted for Commercial or Mercantile type Use {As per Annexure III}
Consumed FAR	(1) For Educational, Institutional and Assembly building above 1000 sq.mt. Plot area, the Floor Area Ratio-FAR shall be 2.25 {As per Rule No. 39.3} (2) For MANGO NAC, Max. 3.0 permissible FAR may be permitted for Commercial or Mercantile type Use {As per Annexure III}
Common Plot Area	In case of multi-storied buildings/ Group Housing /Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover) {As per Rule No.33}
Common Plot	(1) In case of multi-storied buildings/ Group Housing /Apartment building/ Industrial/ Assembly/ Educational/ Institutional buildings, it is desirable that at least 10% of the land shall be covered by plantation (tree cover) {As per Rule No.33} (2);
Tree Number	Mini. 8 Trees shall be required for the Plot area above 1000.0 sq.mt. (As per Rule No. 20.1.6)
DriveWay Rule	(1) The minimum width of the drive way meant exclusively for 2 wheelers should be 3.0 mt {As per Rule No. 41.2} (2) For Plor area above 2000 sq.mt., The minimum width or driveways should not be less than 4.50 mt. {As per Rule No. 41.2 and modified as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
Margin Rule	(1) For Assembly Building, Margin required in Front shall be 12.0 mt., Rear 6.0 mt. and 6.0 mt. shall be provided on both side. {As per Rule No. 38.2.3} (2) For Commercial & Storage buildings having plotarea above 1000 sq.mt., Margin required in Front shall be 9.0 mt., Rear 6.0 mt. and 6.0 mt. shall be provided on both side. {As per Rule No. 38.2.5}
PWork to PWork Margin	Reqd Building to Building margin shall be 6 mt. or 1.5 times side setback required for the taller block whichever is high {As per Rule No. 38.1}
Building Level	

Eleca Height	1/1 \ The height of all years for human habitation shall not be less than 2.75 m managined from the surface of the flow to the lowest point of the sailing
Floor Height	(1) The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling (bottom of slab){As per Rule No.42.2.1}
	(2) The height of all rooms for human habitation shall not be less than 2.75 m measured from the surface of the floor to the lowest point of the ceiling
	(bottom of slab){As per Rule No.42.2.1}
Parapet Height	(1) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as per JBBL, Amendment VIII dated 16/03/2021}
	per JBBL, Americanian VIII dated 16/03/2021} ((2) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as
	per JBBL, A mendment VIII dated 16/03/2021}
	(3) Parapet of suitable height may be constructed to hide installation like water tank and for other such purpose {As per Rule No. 42.5 and Updated as
Floor Number	per JBBL, Amendment VIII dated 16/03/2021} No Rule Defined
Lift Count	(1) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC }
Zine Godine	(2) For Non-Residential Building, No Lift is reqd for Building upto G+2 floor {As per Rule No. 49.2.2}
	(3) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC }
	(4) For Non-Residential Building, Minimum number of lifts to be 2 for all non-residential building above ground + 2 and the minimum capacity shall be 6 persons per floor. {As per Rule No. 49.2.3 and as per Notification from Govt. of Jharkhand 3141 dated 15/05/2017}
Lift	persons per note. As per Nue NO. 49.2.3 and as per Notification from GOV. Or marking 3141 dated 13/03/2017 { (1) The area of lift well shall not be counted for F.A.R calculation)
	(2) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC }
	(3) -
	(4) The area of lift well at one floor only (not the sum of total area of lift well at every floor) shall be counted for F.A.R calculation) (5) The lift shall have a minimum width 1.7 mt. and minimum depth 1.9 mt.{As per clause no 4 and page no. 14 NBC }
StairCase	(1) Width of Winding staircase shall be mini. 0.90 mt.,Maximum rise 0.20 mt. & Minimum tread 0.25 mt. & Cabin Height 2.1 mt. {As per Rule No. 83.18}
	(2); No Rule Defined
	(3) No Rule Defined
Diet / Puilding Lovel	(4); No Rule Defined
Plot / Building Level Accessory Use	(1) Common toilet of maximum size of 5 sq.mt shall be taken Free from FAR
	(2) No need to check distance from Building Toilet1.36X3.68
	(3) Common toilet of maximum size of 5 sq.mt shall be taken Free from FAR
	(4) No need to check distance from Building Toilet (5) -
	(6) No need to check distance from Building Swimming Pool
	(7) -
	(8) No need to check distance from Building SUMP TANK
	(9) The dimension of recharging pits/trenches shall be at least 6 cubic meters for every 100 Sq. m. of roof area (10) No need to check distance from Building RAIN WATER HARVESTING
	(11) No need to check distance from Building ENT.GATE
	(12) Guard room of max. 10 sq.mt. maximum size of 5 sq.mt shall be taken Free from FAR
	(13) No need to check distance from Building GUARD ROOM
	(14) Entrance Lobby of maximum size of 12 sq.m. shall be taken Free from FAR (15) No need to check distance from Building Entrance Lobby
	(16)-
	(17) No need to check distance from Building SOLAR HEATING SYSTEM
	[18] Electric cabin or substation of maximum size of 4 sq.m. with minimum width or diameter of 2 m
Accessory Use Number	(19) No need to check distance from Building Generator Room (1) Provision of Rain Water Harvesting shall be mandatory for any use {Updated as per JBBL, Amendment VIII dated 16/03/2021} Rain Water
recessory ose number	Harvesting
	(2) For Community Centers, Banquet Halls, Barat ghars, Kalayana Mandaps and buildings for similar use, Provisions of Solar Water Heating System shall
	be done. Solar Water Heating System (3) In case of buildings with a height of 15.0 meters and above or ground coverage more than 500 sqm., the main entrance to the premise shall not be
	less than 5 (five) meters in width in order to allow easy access to fire engine Entrance Gate
Building Level (Rooms)	
Conference4.95x4.20	No Rule Defined
Hall13.81x1.65	No Rule Defined
Hall13.81x18.40	No Rule Defined
Reception11.81x5.18	
ro Room4.60x6.64	No Rule Defined
Room1.64x2.55	No Rule Defined
Room1.64x2.57	No Rule Defined
Room1.64x2.61	No Rule Defined
Room1.64x2.63	No Rule Defined
Room1.64x2.74	No Rule Defined
Room1.64x5.18	No Rule Defined
Room2.00x5.01	No Rule Defined
Room2.10x4.41	No Rule Defined
Room2.44x7.57	No Rule Defined
Room2.47x4.82	No Rule Defined
Room2.73x4.85	No Dula Defined
n 000 100	No Rule Defined
Room2.89x4.82	No Rule Defined
Room3.24x2.44	No Rule Defined No Rule Defined
Room3.24x2.44 Room3.24x5.18	No Rule Defined No Rule Defined No Rule Defined
Room3.24x2.44 Room3.24x5.18 Room4.74x7.42	No Rule Defined
Room3.24x2.44 Room3.24x5.18 Room4.74x7.42 Room4.88x1.07	No Rule Defined
Room3.24x2.44 Room3.24x5.18 Room4.74x7.42 Room4.88x1.07 Room4.88x5.18	No Rule Defined
Room3.24x2.44 Room3.24x5.18 Room4.74x7.42 Room4.88x1.07	No Rule Defined